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Minutes of the Commission Meeting Held on December 10, 2009 In the Stone Building 33 New York Avenue, Oak Bluffs, MA

IN ATTENDANCE

Commissioners: (P = Present; A = Appointed; E = Elected)

P James Athearn (E – Edgartown)	P Ned Orleans (A – Tisbury)
- Bill Bennett (A- Chilmark)	P Jim Powell (A – West Tisbury)
P John Breckenridge (A – Oak Bluffs)	P Camille Rose (A - Aquinnah)
P Christina Brown (E - Edgartown)	P Doug Sederholm (E – Chilmark)
- Peter Cabana (A – Tisbury)	- Casey Sharpe (A – Oak Bluffs)
- Martin Crane (A – Governor Appointee)	P Linda Sibley (E – West Tisbury)
P Carlene Gatting (County Appointee)	P Holly Stephenson (E – Tisbury)
P Chris Murphy (A – Chilmark)	P Andrew Woodruff (E – West Tisbury)
- Katherine Newman (A –Aquinnah)	

Staff: Mark London (Executive Director), Bill Veno (Senior Planner), Joann Taylor (DCPC Coordinator), Christine Flynn (Economic Development and Affordable Housing Planner)

The meeting was called to order at 7:35 p.m.

Christina Brown reported that the vote on the written decision on Flat Point Farm is postponed.

1. ISLAND WIND DCPC LAND ZONE – PUBLIC HEARING

Commissioners present: J. Athearn, J. Breckenridge, C. Brown, C. Gatting, C. Murphy, N. Orleans, J. Powell, C. Rose, D. Sederholm, L. Sibley, H. Stephenson, A. Woodruff

Doug Sederholm opened the public hearing by reading the hearing notice on the designation of the Island Wind District Land Zone as a District of Critical Planning Concern.

- The area under consideration for designation is that portion of the air space over all lands and inland waters within the County of Dukes County which exceeds one hundred fifty (150') in height above mean natural grade (for land areas) and/or surface water level (for inland water areas), extending from the Mean Low Water line landward; except the Elizabeth Islands, the lands and inland waters within the Town of Edgartown, school buildings and grounds, the Indian Common Lands (generally known as the Cranberry Bogs, the Clay Cliffs and Herring Creek) and the Settlement Lands.
- The Commission received several nominations seeking to designate the waters surrounding Martha's Vineyard to the three-mile limit and the lands of Martha's Vineyard as DCPCs. Today's public hearing deals with the proposed designation of the Land Zone.

- Before the Commission received the DCPC nomination papers in September, the Commission had initiated a planning effort to create a wind energy plan and standards for the land and waters of Dukes County. This will be used mainly for Developments of Regional Impact to be reviewed by the MVC. The Commission will continue to work on this plan, in parallel with the possible designation of the Land Zone of the Island Wind DCPC.

Andrew Woodruff and **Jim Athearn** said that, as farmers, they would recuse themselves from the part of the public hearing and of the decision making relating to the possibility of excluding farms.

Linda Sibley said the Commission can only exclude geographical areas, not classes of use.

- She said she's not convinced that the Commission has a mechanism for excluding farms.
- She's also not convinced the Commission can change the geographical designation based on this hearing. When the geographical designation is published, that's the definition the hearing is based on. If the proposal is to change the boundaries, then a public hearing has to be held on changing the boundaries. The Commission can't change the boundaries without publishing the change in boundaries.

Jim Athearn said he will be recusing himself from the part of the public hearing related to discussion of farms. He's a little less affected than Andrew Woodruff because Edgartown is exempted, but he doesn't want to be in conflict on the farm issue.

Doug Sederholm said he believes that farms can't be excluded at this point because this would involve changing the boundaries of the District. A proposal to change the boundary would require adequate public notice and a new public hearing.

Mark London reminded everyone that the issue had been raised of wanting to discuss the lower limit of the district. The intention had been to regulate utility-scale wind turbines. The lower limit was originally at 220 feet, and was lowered to 150 feet in order to get feedback on the appropriate height. Since the hearing was advertized at 150 feet, it might be possible to be less restrictive, though this would have to be clarified.

Christina Brown suggested that the public hearing go forward, be continued at the end of the session, and questions related to boundary changes be addressed to counsel.

1.1 Staff Report

Jo-Ann Taylor, DCPC Coordinator, outlined the process.

- The designation of the Ocean Zone of the Island Wind District has been made. This process is to consider designation of the Land Zone of the Island Wind District.
- The Commission should vote before the end of December, which effectively means by December 17.
- She outlined the designation criteria and the general qualifications.
- Should the Commission vote this designation, the height limit of 150 feet might prove to be inadequate for regulating the District and we could follow the procedure for modifying the limits of the District, perhaps by bringing the lower limit down to the ground.

- She outlined the specific qualifications under the Fishing Resources District, Farming Resource District, Wildlife, Scenic or Ecological Resource District, Cultural or Historic Resource District, Economic or Development Resource District and Major Public Investment District, as outlined in the staff notes.
- Nominations and/or correspondence in favor were received from the Dukes County Commissioners, Oak Bluffs, West Tisbury, Tisbury, Chilmark Board of Selectmen and Planning Board, and Aquinnah Board of Selectmen and Planning Board.
- The Commission has received correspondence from the Up-Island School District requesting exclusion of the West Tisbury School, from Brian Nelson et al and from the Agricultural Society requesting exclusion of farms, and from the Tisbury Board of Selectmen requesting exclusion of their landfill property.
- It would be problematic to exclude a particular property such as the Tisbury landfill, as this is akin to spot zoning, or to exclude a category such as farms as the District must be defined as a geographic area. .
- The draft guidelines for the proposed Land Zone fit in context with the goals and guidelines for the Island Wind District adopted in November.
- Draft guidelines, prepared by the DCPC committee and included in the staff notes, provide for the reasonable development of facilities, and consideration of health and safety, setbacks, noise and vibration, visual impact, public spaces, existing uses, construction impacts, and maintenance, decommissioning, and removal.

Doug Sederholm further clarified the procedure.

- This evening, the Commission will be taking public testimony. The hearing will be continued until next week. The hearing will then be closed and the Commission will make a decision.
- Commissioners are deciding whether to designate a DCPC. An affirmative vote would continue the moratorium on issuing permits for towers over 150 feet, including meteorological (MET) towers.
- If the Commission designates the DCPC, each town is supposed to write the regulations that go to town meeting for approval.
- The moratorium would end for each town when it adopts its regulations. The process might take several months; a year is the maximum length of time the process could take.

Chris Murphy asked if Allen Farm and John Packer have building permits in hand, in which case the moratorium doesn't apply. **Jo-Ann Taylor** said the farms have permits for the met towers, not the final turbines.

JoAnn Taylor explained the moratorium and exemption process.

- The moratorium began November 5th. Because of the nature of the DCPC the development moratorium is for a resource being protected.
- The exemption process is specifically outlined in Chapter 831. It is for emergencies related public health, safety and welfare.

Bill Veno handed out a matrix of the towns' current wind bylaws. He also handed out information on the standard levels of noise. Most of towns' regulations are related to towers of 150 feet or less.

1.2 Testimony from Public Officials

Henry Stephenson, member of the Tisbury Planning Board, explained that the Town of Tisbury is requesting that the landfill be excluded from the designation.

- The Town began an effort some years ago to erect a wind turbine at the landfill, which could be seen as a model for the rest of the Island.
- Ideally, he would like the DCPC to be Island-wide. If all towns were included, there wouldn't be any dispute over including the Tisbury landfill as part of the process.
- The harm comes when one town excludes itself from the DCPC and is also trying to build a similar turbine to the one planned by Tisbury. The moratorium puts Tisbury at a disadvantage because the project could be delayed or could be denied access from grants.
- It seems like all the proposed exclusions would end up excluding all the areas where wind turbines would go.
- He doesn't think excluding farms or schools is a good idea either. The idea is to work out a harmonious set of agreements. At this point, it would be better to find a way to include everybody or let these projects proceed on their own.
- MET towers are 164 feet tall and are temporary. Perhaps the MET towers don't need to be handled the same way as permanent structures.
- The Tisbury landfill turbine could be 328 feet tall to the top of the blade.

Henry Stephenson, in response to a question from Doug Sederholm about what the direct impact a moratorium would have on the town's proposed wind turbine said the following.

- The Town would like to work in concert with Edgartown so there's a more efficient and economical result.
- If another town goes forward and Tisbury is delayed, then Tisbury might have less access to grants and support. Tisbury fears that a moratorium would impact its ability to go forward.
- As a member of the board that would be drafting the town's regulations, he doesn't know how long it would take to draft them. If there wasn't a lot of controversy, Tisbury might be able to get regulations done by March or April.
- Putting up wind turbines 300 feet high at various locations around the Island would be an issue of critical planning concern for the Island in general. The turbines are thirty-five stories tall. Many people would be concerned about the various impacts of a tall tower.
- At landfills, the visual impacts are fairly low because landfills tend to be located inland and away from the main public places of the Island.
- On schools or farms near which many people live, there would be strong concern about visual impact.
- To build a large turbine takes a substantial road.
- The issues are manageable, but someone has to manage them.

Chris Fried, member of the Tisbury Energy Committee, stated that he believes that the flicker from the Tisbury landfill would be visible on State Road for a few minutes of each day. The flicker and sound attenuation are in the feasibility study.

1.3 Public Testimony

Andrew Woodruff and Jim Athearn left the room.

Eric Glasgow from Chilmark asked about the difference between designating farms and schools. **Doug Sederholm** said that the school buildings and grounds were defined as a specific geographic area.

Linda Sibley clarified that farms are more difficult to define as a geographic area. "Farm" is an ownership category. Exempting properties with agricultural restrictions might not encompass all working farms.

Eric Glasgow explained that Rainbow Farm would like to put up a turbine.

- The Glasgows are concerned that once the 150 feet is voted, then the towns will take that number and run with it.
- Mid-scale wind turbines fall in the height range between 150 and 200 feet. He's very concerned that if this goes through at 150 feet, it will effectively preclude farms from putting up wind turbines.

Doug Sederholm clarified that the 150 foot number won't preclude anyone from putting up turbines over 150 feet. It will only require towns to create regulations based on the guidelines.

Jim Powell said the guidelines don't allow prohibiting and the Secretary of Agriculture has stated that agricultural use shall not be impinged upon by local boards.

Linda Sibley said that a regulation could have required, for example, that the turbine across the street from Rainbow Farm might have been required to be set back farther from the road.

Eric Glasgow explained that the specific fear is that the 150 number takes on a life of its own.

Doug Sederholm explained that the purpose of the 150 foot boundary is to try to capture, during the moratorium phase, wind turbines that might arguably have a regional impact. Ultimately, the height limit could be brought down to the ground in order to govern all the structure related to a turbine.

Clarissa Allen asked why the Commission is throwing the drafting of regulations back at the towns rather than taking a strong leadership position.

- She would rather have several large turbines carefully placed.
- All the farms have been models of planning. It seems that this is an opportunity to help the farms step forward and have some of the larger turbines.

Doug Sederholm says the 150' height is a way of trying to regulate untoward development during the time the regulations are developed. He believes that the regulations will be comprehensive and could cover all wind turbines of any size.

- He reiterated that the nominations for DCPC designation came to the Commission from eleven different governing bodies.
- The request for designation was a result, in part, in reaction to concern about the Ocean Plan and the fact that the State might have ultimate say about wind turbines in our near-shore waters. The other concern was the potential legislation that would give a state

board the authority to overrule town decisions when siting utility-scale wind turbines on land.

- The Commission could add to its guidelines that any certain size wind turbine would have to go through DRI review. That's a way for the Commission to have a direct leadership role.
- Having the regulatory framework is the way to have appropriate development.

Linda Sibley said the DCPC isn't to protect the Island from wind turbines but to insure proper development.

Doug Sederholm said the guidelines suggest that there should be appropriate development. If a town banned them, the regulations probably wouldn't be approved by the MVC.

Chris Murphy reiterated that the towns make the rules and regulations. The Commission's DCPC process can empower the towns to make stronger legislation than it might do on its own.

Brian Nelson, wind consultant for Allen Farm and Northern Pines Farm, gave some background on the wind projects.

- Northern Pines Farm received a \$40,000 Massachusetts Technology Collaborative grant, including the MET tower funding
- Allen Farm received a grant for a wind feasibility study and a matching USDA grant for \$10,000.
- They've received a tremendous amount of positive support on the feasibility study of wind.
- In Tisbury, the Building Inspector originally denied the building permit for the MET tower. They secured the building permit, with assistance from the state's attorney general's office, on the basis that the MET tower and wind turbine are protected farm structures.
- The Allen Farm MET tower is already up. Northern Pines' tower should go up shortly.
- The main reason he's here is to request an exclusionary exemption. In the past, the MTC has received great proposals but many projects couldn't get permits. Now applicants have to have a permit for the turbine before applying for Block 2 grants.
- Both MET towers have FAA approval and building permits.
- They've been informally encouraged by MTC because the computer model for wind is good, and they could compress the study to six months.
- At the least, they'd like exclusion for Allen Farm and Northern Pines, because they've been working on this for years. The farmers seem to be in the vanguard.
- The DPU just released information that net metering between farms will be legal.
- Siting large turbines at these two farms will be able to serve all the farms on the Island. The two turbines might later be able to serve schools as well.
- For them to be thwarted by a moratorium would be unfortunate. We would like to apply for the grants this spring.

Doug Sederholm pointed out that the legislation still needs to be done for net metering for farm to schools.

Brian Nelson explained that the DPU says NSTAR is forced to send net metering to whom it chooses. As soon as it sends to a non-farm, the farm would lose its farm structure status. The

Commissioner of Agricultural is able to designate what an agricultural use is. They may be able to resolve the farm to school status.

John Breckenridge asked if momentum is lost, will they lose money. **Brian Nelson** explained that their goal is to apply in the spring for \$600,000 in MTA grants and \$500,000 in USDA grants. Their concern is the availability of the funding.

Doug Sederholm explained that, if farms can't be excluded, there's particular need for Tisbury and Chilmark to draft their regulations quickly and get back to the Commission for review so they can be voted on.

Mark London asked, in that there is an agricultural exemption with respect to town zoning, what the review process would be at the town level. Would they need a special permit or would they be allowed as of right.

Brian Nelson explained that the law is that the town may reasonably regulate a farm structure. The Town of Tisbury couldn't deny the turbine, but it could require certain setbacks. Bob Richie, attorney for the Secretary of Agriculture, explained the regulatory process by saying that state law says trust the farmer to do whatever it takes to keep his farm productive.

Henry Stephenson said the way forward is to do the regulations and harmonize the guidelines with the towns' overall regulations.

- In Tisbury, there is no review process for wind turbines.
- His fears are that farms exist within communities; there needs to be common understanding about setbacks. If Tisbury can do the regulations fast, that will be the best. If it can't do it fast, then Tisbury has a problem.

John Packer, Northern Pine Farms, asked for clarification of the process.

Doug Sederholm explained that if the Commission votes this next week, it will also vote a set of guidelines that act as a blueprint for the regulations. The town planning boards have to develop regulations in accordance with the guidelines. The planning board submits the regulations to the MVC for a determination of conformance with the guidelines. Then the regulations have to be approved at town meeting.

Christina Brown explained that the town would have new zoning that usually requires applicants to get a special permit from the town. The new zoning under the DCPC would supersede the Secretary of Agriculture's authority.

Linda Sibley stated that the public has to have faith that the Commission is profoundly committed to agriculture on the Island and to alternative energy. The regulations will need to support and encourage well-designed alternative energy.

John Packer said that this is another hurdle. He's not completely comfortable with what the Commission is doing.

Clarissa Allen said she would be more comfortable if she knew that the guidelines are extremely supportive. The farms need the Commission to come forward with strength, clarity, and purpose.

Clarence Barnes, representing the Martha's Vineyard Agricultural Society, explained that the board of trustees for the society voted unanimously to support an exemption for farms.

- The state recognizes the 40A status of farms. The Island has two farms with MET towers. The vote in support of the farms was a unanimous vote of the sixteen members of the board.
- This is a good start. He put up a 120 ft. tower in 1965. No one said a word. The new towers will look strange for awhile, but everyone will get used to it.
- It looks like the Commission is trying to help the situation.

Chris Murphy asked what the process would be if the Commission wanted to exclude the two farms in question.

Doug Sederholm suggested that the Commission might have to have a new public hearing.

- The Commission would have to change the boundary definition to exclude the two farms. The Commission would have to vote the existing nomination and then make an amendment to it.
- The other process could be to grant a development permit while the moratorium is in place as described in Chapter 831. The Commission would have to certify that whatever they want to do is: a) so essential to protecting the public health, safety and welfare, that it has to be done and can't wait; and b) could have been done under existing zoning.
- An argument could be made that potentially losing out on a \$600,000 grant is an emergency.

Richard Toole said he believes that the community has a lot of confidence in the Commission. The Commission has the Island's interest at heart, especially farming and energy.

- He thinks it's a shame that Edgartown is excluded.
- This process can go quickly.
- The regulations that the towns adopt should be as uniform as possible.
- He believes it would be good to get this going and show the state that Martha's Vineyard can handle the issue itself.

Chris Fried said if there are to be exclusions, he hopes Tisbury landfill and MET towers will be among the exclusions.

Mitchell Posen said that MET towers are now going to be 60 meters. The first time he went to read the fifty meter anemometer he saw where the wind really is. Wind turbines are all over Ireland and Germany. Everybody's afraid of something new. We should put up as many wind towers as we can, to do some good.

Brian Nelson said the only people applying for the exemption are people who have projects in motion and we've all been in motion for several years.

Keith Maguire said not having the DCPC but having guidelines might be the way to go.

Christina Brown explained that the Commission had started talking with towns several months ago about preparing an Island-wide plan. The towns have been looking at writing regulations in their own town. The reason that the Commission is involved in this now is that the towns requested the DCPC. The towns wanted this additional layer.

Doug Sederholm explained the towns wanted the protection of the Commission from the state imposing wind turbines. The Commission wants to do this in a way to favor appropriate development of wind. Towns want to prevent the state from imposing large commercial projects without Island review.

Holly Stephenson said the DCPC will define guidelines that will keep the towns from being arbitrary. The town rules will be written within those guidelines and reviewed by the Commission.

Chris Murphy explained that the DCPC is about the towns having power over the state.

John Packer said that Tisbury has an 80 foot height limit so they have zoning at 80 feet. The only entity that is exempt is a farm. It looks like Tisbury could adopt regulations to prevent his wind tower.

Doug Sederholm said that the towns' regulations have to provide for reasonable development of wind power.

John Packer said he's not trying to force a wind turbine just under 40A. He wants to work with the neighbors but he wants the farm exemption for leverage.

Henry Stephenson assured that the existing zoning doesn't reference wind towers and the 80 foot height regulations is for flag poles. Tisbury's intention is to develop regulations that can allow projects to go forward.

Mark London explained that the Commission had been started in a process to prepare a Wind Energy Plan for all of Martha's Vineyard that would apply to turbines with a regional impact.

- The DCPC was not the Commission's initiative. The Commission responded to it. He would hate to see the DCPC process, in response to town concerns over the state initiative, divert us from the effort of working together with the towns to develop a Wind Energy Plan.
- Towns and the Commission should get together in early January and coordinate the work.

Christina Brown said the Commission will invite townspeople to form a working group on wind regulations.

Doug Sederholm reiterated that, under the legislation, the Commission must vote on whether to designate the DCPC within sixty days of acceptance of the nomination.

Doug Sederholm adjourned this session of the public hearing. He encouraged everyone to read the draft goals and guidelines and submit written testimony.

2. ISLAND PLAN – CONSIDERATION & VOTE

Commissioners present: J. Athearn, J. Breckenridge, C. Brown, C. Gating, C. Murphy, N. Orleans, J. Powell, C. Rose, D. Sederholm, L. Sibley, H. Stephenson,, A. Woodruff

Ned Orleans moved, and it was duly seconded, that the Martha's Vineyard Commission adopt the Island Plan as a regional planning document to be used by the Commission, the community and the Towns for guidance and inspiration, in conjunction with town master plans and other plans and policies which have

been and may be adopted from time to time. The Commission is committed to the Island Plan being a dynamic living document and expects that there will be new ideas and adjustments incorporated into the Plan as times may change and the community and Towns consider it and work to implement it. Further, he moved that MVC Chairman Christina Brown, Island Plan Steering Committee Chair Jim Athearn, and MVC Executive Director Mark London are authorized, during the final production of the Island Plan document, to make non-substantive changes in order to correct any errors and Improve clarity.

Linda Sibley addressed the significance of adopting the plan.

- Adopting the Island Plan will add this document to the many documents to which the Commission refers, including DRI policies and town master plans, when reviewing a DRI and taking other actions. None of these documents the Commission refers to are dictatorial.
- The first thing the Commission considers in reviewing a DRI is the detriments and benefits of a project. The plan becomes one of the documents the Commission refers to and uses as guidance from the people of Martha's Vineyard.

Jim Athearn noted that the Island Plan was put together by many people.

- A lot of the hard work was done by the core work groups made up of experts in their field and backed up by interested Islanders. The development of the Plan came out of a combination of grassroots efforts and dedicated interests.
- This Island Plan picked up where the old Regional Island Plan left off, reexamining and clarifying the original vision of what the Island should be.
- The goals were then documented through research, mapping, and bringing in experts.
- The plan can be relied on for information and for fact from research, grassroots desires, and experts.
- Goals and objectives and strategies are set forth in the Island Plan which could be adopted by groups on the Island. Until someone picks them up and move them forward, the goals won't be advanced.

Chris Murphy asked for clarification between accepting and adopting the document and how much the Commission is obligated at any given time to pay attention to the document.

Linda Sibley said the language in Chapter 831 requires that the Commission consider it consider along with other factors.

- The Commission has had a regional policy plan in place for many years and refers to it from time to time.
- The language in Chapter 831 requires the Commission to consider, along with other relevant documents and policies, whether the proposed development shall further or contravene land development policies and objectives developed by state agencies.
- The Island Plan gives the Commission some up-to-date input from the people at large.

Ned Orleans pointed out that when the Commission adopts something, it takes ownership of it. It is a document that had thousands of people involved and has taken three to four years to produce; the Commission should be adopting it to use as a working document.

- This is the direction the public wants the Island to go. The document gives the Commission some ideas of how it might get there.
- Adopting the Island Plan doesn't give the Commission the power to do whatever it pleases.

Chris Murphy said the plan doesn't seem to have been developed by the Commission. For instance, the Open Space Policy was developed by the Commission. The Island Plan hasn't had the same process. The Island Plan is a terrific resource, but he doesn't believe the Commission should be bound by it.

Jim Athearn spoke to the question of whether the Island Plan is a Commission document.

- The Commission wanted a broad base for development of the Plan. The Island Plan Steering Committee was selected by Commissioners and three Commissioners were part of the committee.
- The entire Commission staff was at the use of the committee.
- Commission money was used make the Plan happen.
- He believes it's safe to say that it's a plan commissioned by the Commission and developed by a group of citizens. It's as valid as the Regional Island Plan that was adopted in 1991.

Mark London explained that as of now, the 1991 Regional Plan is the official adopted plan for Martha's Vineyard, and the old plan would remain as the only official regional plan if the new one wasn't adopted. The Martha's Vineyard Commission decided to prepare a new regional plan and set up the process to create it.

Carlene Gating believes that adoption of the Island Plan is premature.

- The Commission asked Selectmen and Planning Boards for comments.
- The Edgartown Selectmen felt that, upon adoption, this will be what the Commission looks to and relies on. Whether in theory or practice, this will be a kind of Bible. The Edgartown Selectmen believe that the people of Edgartown don't know enough about the Plan and should be educated and understand the long-term impacts of the plan.
- They had concrete suggestions about how information could be presented and disseminated, including televised public forums.
- The document is comprehensive and voluminous. She believes the Commission hasn't had sufficient comment on the document as a whole.
- In 2007, the Commission wrote that the plan's success depends on ensuring that it reflects the opinions of the people and the leaders of each town. She feels that the Commission shouldn't ignore the Selectmen's comments.
- Rather than rushing to no, the Commission should pave the way to yes.

Linda Sibley said every section of the document was presented to the public in the form suggested by the Edgartown Selectmen.

- Literally hundreds, perhaps a thousand people, have participated. It has already been presented in the form that they're suggesting.
- For example, she herself chaired the meeting on the energy section. There was a magnificent presentation of complex subject, with fascinating information and proposals.
- All the presentations were on MVT and were available on DVD.

- Every single section has been thoroughly vetted in the way Edgartown Selectmen suggest.

Jim Powell, as the West Tisbury representative and Planning Board member, spoke on behalf of the Selectmen.

- At their September 30th meeting, they stated that the results of the Island Plan are predictable. The question is how implementation will proceed, which will require cooperation between the towns. The Island does not often speak with one voice.
- The recurring theme that he's heard from Selectmen and from West Tisbury Selectmen is in listening to individual towns. The Island plan is a well-planned, well-thought-out white paper. But it's important to important to consider the political realities and the way that Island Selectmen perceive the time they've had to consider the document. They don't believe that they've had enough time to consider it.
- He supported Carlene Gating's suggestion to take the time to get to a yes.

Camille Rose said that the Aquinnah Board of Selectmen supports adopting the Plan. It never looked at the Island Plan as a mandate. They looked at it as a tool and a template for planning for the future.

- It inspired discussion about needing to make Aquinnah's town regulations with a broader outlook and considering the broader impact of our decisions.
- She doesn't understand how there could be a negative impact on towns by adopting it.
- Aquinnah really looked through it to see how the town could use it to avoid making mistakes in the future.

Doug Sederholm said he completely agrees with Camille Rose. He agrees with her befuddlement about how people would be threatened by the adoption of the plan.

- Chilmark Board of Selectmen suggested, in moving into implementation, that the low-hanging fruit should be identified as the first place to start. According to Chilmark, if ten important strategies were accomplished, the effort will have been a great success.
- Chilmark added that it has to be made clear that smart growth doesn't apply to rural centers like Chilmark.
- His own thought is that, if people are complaining that they don't what's in the document, they haven't been paying attention for the last three years. They have to do the hard work and read the document. It's intended to give us some guidance for the next fifty years. It's been vetted to death. He sees no reason for further dithering.

Chris Murphy said that as long as the Commissioners understand that the document is to be used for "guidance and inspiration," he can live with that.

Andrew Woodruff said the real work here is during the implementation phase.

Ned Orleans said the education will take place when the Commission begins working with the towns for implementation.

- Anything in the Plan that suggests zoning changes would have to go through the towns.
- The Commission would have to look at how the Plan impacts its policies and make decisions about whether to re-work policies. The Plan doesn't constitute policy itself.
- He added that he's tired of the paranoia that seems to exist between some towns and the Commission and it is not justified.

Christina Brown said she hasn't heard the discussion in that light at all. There is concern about what the process is.

Linda Sibley said she has no problem having informational meetings on every section of the Island Plan.

- She admires that the motion to adopt includes language that there will be new ideas.
- She believes that, after four years, the Commission needs to honor the hard work that created the vision and the people who created the Island Plan.
- If people bring up ideas that require change to the Island Plan, then we'll change it.

Holly Stephenson said in January the Commission can begin information and education meetings, but now the Commission needs to take responsibility for the Plan. Commissioners have had the time and need to decide for themselves whether to adopt this.

John Breckenridge added that this is a dynamic document that was written by the citizenry of the Island. Those people who were not active in the process are now being invited in.

Andrew Woodruff wanted to acknowledge the hard work and the people who worked so hard on the plan.

- Six years ago, when Ned Orleans came on the Commission, he was adamant that the Commission needed to do some planning.
- It's a beautiful document and a vision he wished for the Island thirty years ago. He's excited about working on some of the implementation of the Plan.

Doug Sederholm said he supports the idea of there being education meetings and of people of all towns should learn more about this, but he doesn't think that should delay adoption.

A roll call vote was taken on the motion to adopt the Island Plan. In favor: J. Athearn, J. Breckenridge, C. Brown, C. Murphy, N. Orleans, C. Rose, D. Sederholm, L. Sibley, H. Stephenson, A. Woodruff. Opposed: C. Gatting, J. Powell. Abstentions: None. The motion passed.

Christina Brown reiterated that adoption means the work starts for the Commission. Most of the implementation will have to be done by others, but the Commission accepts a responsibility to educate people about what's in it and offer technical support. The Island Plan forums are available on DVD. On behalf of the Commission, she thanked the Steering Committee.

3. NOMINATING COMMITTEE

Commissioners present: J. Athearn, J. Breckenridge, C. Brown, C. Gatting, C. Murphy, N. Orleans, J. Powell, C. Rose, D. Sederholm, L. Sibley, H. Stephenson,, A. Woodruff

Jim Athearn reported on the nominating committee's recommendation for the following slate: Christina Brown, chair; Chris Murphy, vice chair; John Breckenridge, clerk-treasurer.

Linda Sibley moved, and it was duly seconded, that the nominations be closed. In favor: 12. Opposed: 0. Abstentions: 0. The motion passed.

The meeting adjourned at 10:45 p.m.

Chairman

Date

Clerk-Treasurer

Date

Chris Sumner
Chairman

6/3/10
Date

H.R. Alfa
Clerk-Treasurer

6/3/10
Date